



Industrial / Commercial Property

OMAROCAP (PTY) LTD – NDPP v GOVINDRAJU CURATORSHIP

CASE NO: 2026-150590 | CURATORSHIP REF: MC272/2026

36 Forge Road (cnr Newton Street), Spartan, Kempton Park

Erf 81 Spartan – Measuring 4 793m²

On instruction from and on behalf of the Curator of the above-mentioned matter, we are inviting offers for this industrial property comprising two workshop buildings of ten self-contained industrial units with offices, situated in the established Spartan industrial node in Kempton Park.

The property will be offered via a tender sale which closes on Monday 30 November 2026 at 14h00

All interested bidders are required to register on our website www.parkvillage.co.za



 www.parkvillageauctions.co.za

 Debbie Scholes
011 789 4375

 Erf 81 Spartan, 36 Forge Road, Kempton Park

 auctions@parkvillage.co.za



PARK VILLAGE AUCTIONS

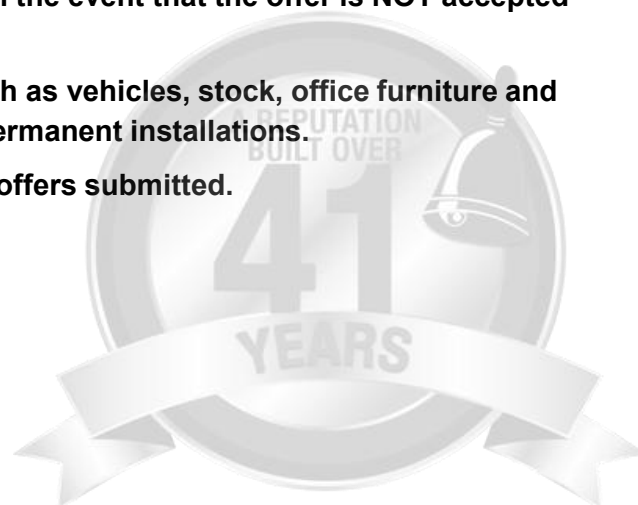
Trusted by banks, respected by buyers



Terms of Sale

Please Note:

- A Deposit of 10% of the Purchase Price and a Buyers Commission of 7.5% plus VAT is payable on submission of offer.
- The Deposit and Commission payment is fully refundable in the event that the offer is NOT accepted by the Seller.
- The sale of the property excludes any moveable assets such as vehicles, stock, office furniture and equipment, plant and machinery, shelving and other non-permanent installations.
- The Seller reserves the right to accept or decline any or all offers submitted.



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Conditions of Sale

Occupation: Date of Registration of Transfer

Risk, Control & Insurance: The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser on the date of registration of transfer into the Purchaser's name and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.

VAT: The Seller appears on its municipal account as VAT registered (VAT Reg. No. 4750290266). [To be confirmed – whether VAT at 15% is payable on the purchase price]

Conditions of Sale Agreement: The Agreement of Sale agreement is available on our website.

Rules of Auctions: The Rules of Auction are available on our website at www.parkvillage.co.za



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LOCALITY

Property Address: Number 36 Forge Road (cnr Newton Street), Spartan, Kempton Park
GPS Co-ordinates: -26.113336, 28.217740 (per Deeds Office / WinDeed)
City & Province: Kempton Park (Ekurhuleni), Gauteng Province

Spartan is a well-established industrial node south-west of the Kempton Park CBD, just off Plane Road (M35), with access to the R24 via Barbara Road. It adjoins the industrial areas of Isando, Jet Park, Aeroport and Meadowdale and is close to OR Tambo International Airport. The property is a corner stand with driveway access from both Forge Road and Newton Street.

TITLE DEED INFORMATION

Registered Description: Erf 81 Spartan, Registration Division I.R., Ekurhuleni Metropolitan Municipality, Gauteng
Title Deed Number: T33759/2020 (registered 4 August 2020)
Registered Extent: 4 793m²
Registered Owner: Omarocap (Pty) Ltd (2017/061149/07)
Zoning: Industrial 1
Bonds & Endorsements: No current bond (unencumbered per valuation); endorsement I-20513/1991C

MUNICIPAL INFORMATION

Account Number: 1710060338 – Ekurhuleni Metropolitan Municipality
Municipal Valuation: R10 280 000
Monthly Rates: R24 680.53 (June 2026 account); the valuation quotes R28 074.00
Rating Category: Industrial
Services: Electricity, water, sewer and refuse on the one account; balance R3 305.97 in credit (July 2026 account)



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PROPERTY DESCRIPTION

The subject property is a corner stand (Erf 81 Spartan) measuring 4 793m², with driveway access from both Forge Road and Newton Street. It is improved with a small industrial park of two rows of double-volume workshop buildings: face-brick walling to about 2.1m, extended with IBR wall cladding, steel-framed glazing and industrial steel roller doors under mono-pitched IBR roofs.

The two buildings comprise ten self-contained workshop units of roughly 250m² each. Each unit has a plastered brick cloakroom in the back corner of the warehouse and its own office section, brick-walled in Units 5 and 8 and drywall in the others. Each unit is reached from the front yard and driveway through a steel roller door. Finishes include reinforced concrete floors, ceramic tiles and carpeting, plastered and painted brick, drywall partitioning and ceramic wall tiles, with ceilings to the underside of the roof sheeting or suspended ceiling board.

Other improvements include a steel-framed IBR storage area in the back north-eastern corner (used by the tenant of Units 4 & 5), a waste storage area with skip bin beside the Forge Road entrance gate, and two steel-framed shade-net carports. There is minimal open parking in front of the buildings, with more on the Newton Street sidewalk. The driveways and parking areas are cement clad.

The boundary is steel palisade fencing along both street frontages, with pre-cast walling about 2.1m high on the back and side boundaries. Fittings include steel security gates, burglar bars, standard sanitary ware and kitchen units with stainless steel sinks.

The valuer found the improvements in fairly good physical condition with no apparent major structural defects, requiring minor repairs and general maintenance: painting the IBR wall cladding and roof sheeting, the interiors of some workshops, the steel window frames, doors, security gates and burglar bars, and the palisade fencing and gates. Building plans were not inspected.

ESTIMATED EXTENT OF IMPROVEMENTS

Workshops & Offices:	2 534m ²
Shade-net Carports:	32m ²
Other Structures:	48m ² (IBR storage area 30m ² , waste storage area 18m ²)
Total:	2 614m ²
Approximate Lettable Extent:	2 500m ²



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OCCUPANCY

The property is multi-tenanted: ten workshop units of roughly 250m² each in two buildings, let to six tenants, with Unit 10 used by the owner. The tenant list (23 June 2026) and the Curator's rental control sheet (ref. MC272/2026) agree on the tenants. Lease agreements have not been sighted.

Unit	Tenant	Monthly rental	Second column (unlabelled)
1 & 2	PBN Hydraulics	R28 424.55	R34 566.95
3	Kambco Industries	R15 306.50	R18 083.45
4 & 5	Siyandaya Engineering	R32 001.86	R45 778.41
6 & 7	SA Heat Pumps	R32 435.87	R44 510.18
8	SIP A Group	R15 525.00	R20 696.30
9	Signrama	R16 675.00	R21 370.94
10	Used by the owner	R0.00	R0.00
Total		R140 368.78	R185 006.23

Rentals are as recorded on the Curator's rental control sheet. It is not stated whether they include VAT or recoveries. The sheet also carries a second, unlabelled column of figures, shown above; its own total of R139 227.82 leaves out the Unit 4 & 5 figure of R45 778.41, which sits in a separate column.

Lease terms, escalations, expiry dates and tenant deposits: [to be confirmed].

2 500m²

lettable area (approx.)

R140 369

monthly rentals per rental control

R164 850

monthly income assumed by valuer



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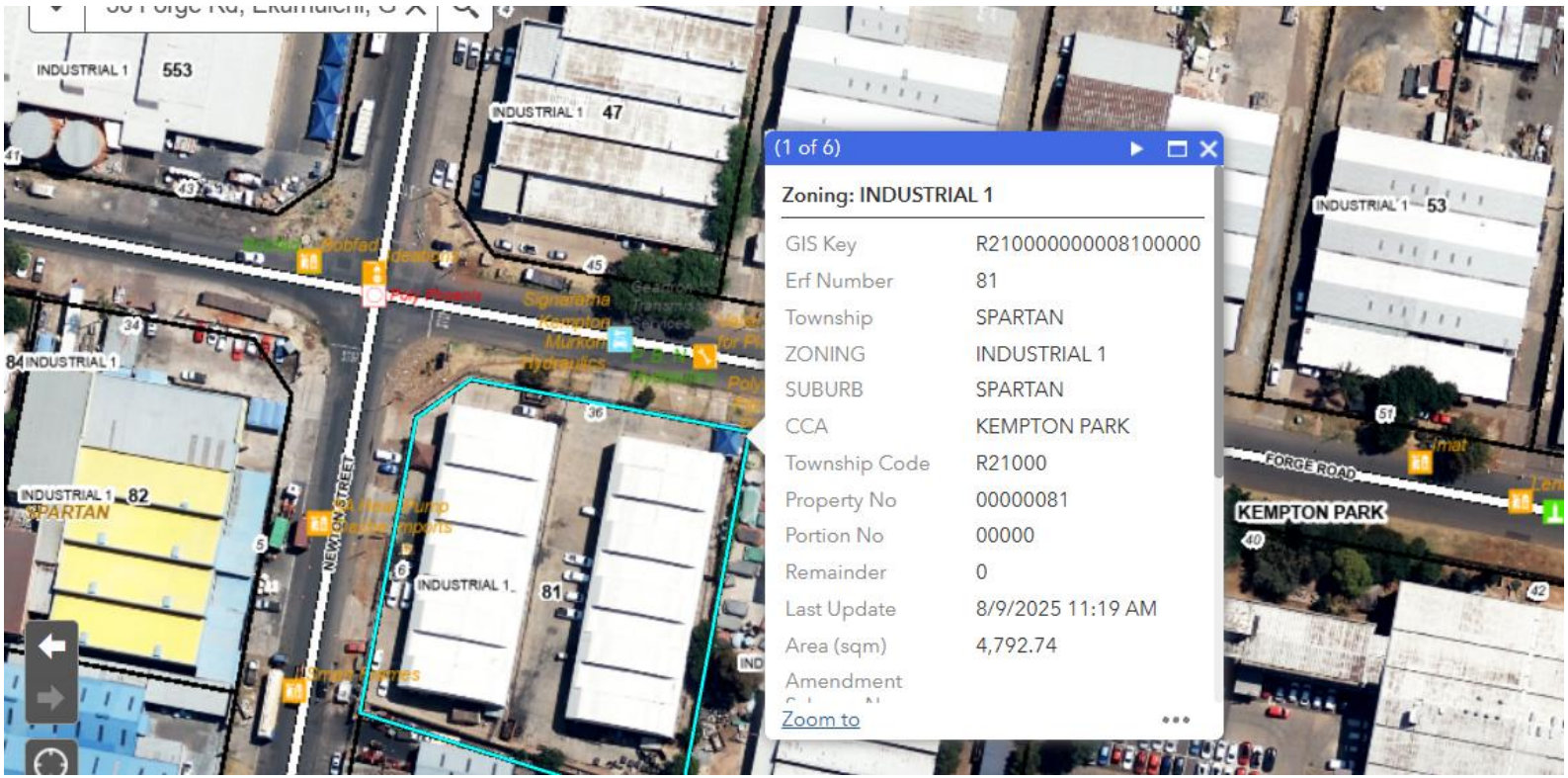
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Income capitalisation	Amount
Workshops & offices: 2 500m ² at R65.00/m ² per month	R162 500
IBR storage area: 30m ² at R45.00/m ² per month	R1 350
Shade-net parking: 4 bays at R250 per bay per month	R1 000
Gross annual income (R164 850 x 12 months)	R1 978 200
Less vacancy provision (2%)	R39 564
Less outgoings (R49 455 per month, per valuation)	R593 460
Net annual income	R1 345 176
Capitalisation rate	12%
Indicated value R11 209 000, rounded to Market Value	R11 200 000







WinDeed Property
 PRETORIA, SPARTAN, 81, 0

Lexis® WinDeed

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SEARCH CRITERIA			
Search Date	2026/07/16 07:49	Township	SPARTAN
Reference	-	Erf Number	81
Report Print Date	2026/07/16 07:49	Portion Number	0
Deeds Office	Pretoria		

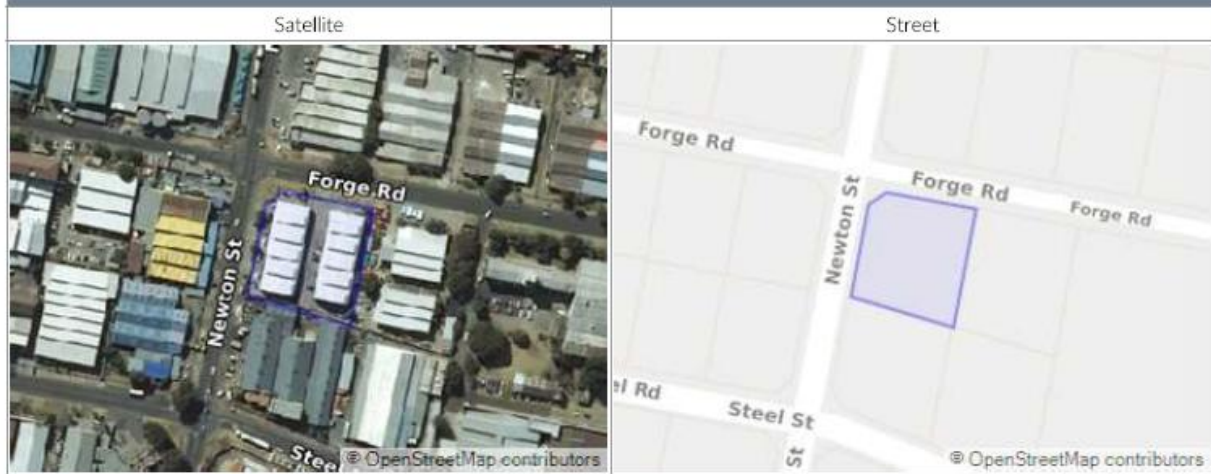
REGISTERED PROPERTY DETAILS			
Property Type	ERF	Diagram Deed Number	T30197/1968
Erf Number	81	Registered Size	4793.000SQM
Portion Number	0	Municipality	EKURHULENI METROPOLITAN MUNICIPALITY
Township	SPARTAN	Province	GAUTENG
Registration Division	IR	Coordinates (Lat/Long)	-26.113336 / 28.217740
Deed Office	PRETORIA		

OWNER INFORMATION (1)			
OMAROCAP PTY LTD			Owner 1 of 1
Person Type	COMPANY	Title Deed	T33759/2020
Name	OMAROCAP PTY LTD	Purchase Date	2020/03/26
Registration Number	201706114907	Purchase Price (R)	9 500 000
Share (%)	-	Registration Date	2020/08/04

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MAPS



PROPERTY INFORMATION

Address	36 FORGE ROAD, SPARTAN, KEMPTON PARK		
Primary Use	-		
Estate	-		
ROOM CONFIGURATION			
Bedrooms	1	Internal Finishes	-
Bathrooms	1	Reception Areas	-
Kitchens	1	Study / Office	-
GENERAL INFORMATION			
Door Number	-	Roof Type	-
Floor Size	- SQM	Wall Type	-
Storeys	-	Construction Year	-
OTHER FEATURES			
Garages	-	Pool	-
Garden	-	Additional Dwellings	-

MUNICIPAL VALUATION

Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.

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RECENTLY REGISTERED TRANSFERS

	Address / Property Information	Size (m²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	118 PLANE ROAD, SPARTAN	2 861	3 575 000	208	2025/11/21	2026/05/21
A	118 PLANE ROAD, SPARTAN	2 861	8 740 000	208	2026/03/26	2026/05/21
B	62 STEEL ROAD, SPARTAN	5 475	7 000 000	188	2023/12/21	2024/09/09
C	55 FORGE ROAD, SPARTAN	4 878	8 050 000	292	2025/10/21	2026/05/15
D	31 FORGE ROAD, SPARTAN	3 484	6 800 000	327	2024/02/21	2024/05/17
E	56 STEEL ROAD, SPARTAN	5 208	6 000 000	329	2023/01/19	2023/07/27
F	23 FORGE ROAD, SPARTAN	3 406	13 300 000	479	2025/02/11	2025/08/26
G	36 DERRICK ROAD, SPARTAN	6 283	18 500 000	543	2025/05/20	2025/06/30
H	49 STEEL ROAD, SPARTAN	20 000	51 750 000	540	2024/11/08	2025/03/13
J	14 FORGE ROAD, SPARTAN	3 534	51 750 000	587	2024/11/08	2025/03/13
K	12 FORGE ROAD, SPARTAN	3 534	51 750 000	637	2024/11/08	2025/03/13
I	38 DERRICK ROAD, SPARTAN	6 283	18 400 000	586	2025/02/28	2025/09/22
L	136 PLANE ROAD, SPARTAN	10 000	52 500	658	2025/01/09	2025/03/31
M	8 MILNE ROAD, SPARTAN	8 602	52 500	679	2025/01/09	2025/03/31
N	78 RIGGER ROAD, SPARTAN	5 052	11 000 000	722	2024/05/13	2024/11/12

SALES ANALYSIS

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15 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m ²	Extent (m ²)
Highest Priced Property	51 750 000	2 588	20 000
Average Priced Property	12 763 958	1 944	6 565
Lowest Priced Property	52 500	18	2 861

BONDS AND OTHER DOCUMENTS (1)

#	Document Number	Institution	Amount (R)
1	I-20513/1991C	-	100 004 012

PROPERTY HISTORY (8)

#	Document	Amount (R)	Holder
1	B11661/2014	7 430 000	-
2	B84116/2005	2 570 000	STANDARD BANK OF SOUTH AFRICA LTD
3	B84116/2005	2 570 000	STANDARD BANK OF SOUTH AFRICA L
4	T76087/2005	2 950 000	LITTLE SWIFT INV 216 PTY LTD
5	T69910/1990	495 000	HEPA PROP HOLDINGS PTY LTD
6	B81510/1995	825 000	COMBINED MORTGAGE NOMINEES
7	B33058/1991	900 000	COMBINED MORTGAGE NOMINEES
8	T87/1974	-	MASTER TYRE CAPE PTY LTD

AMENITIES (12)

#	Name	Type	Distance (m)
1	SPARTAN HIGH SCHOOL	EDUCATION	616
2	KEMPTON PARK	TRANSPORT AND PUBLIC SERVICES	1 092
3	CRESSLAWN PRIMARY SCHOOL	EDUCATION	1 144
4	GLOBAL SECONDARY SCHOOL	EDUCATION	1 327
5	NEW HARVARD ACADEMY	EDUCATION	1 414
6	OXFORD COMBINED COLLEGE	EDUCATION	1 572
7	LAERSKOOL KEMPTON PARK	EDUCATION	1 617
8	NG KEMPTONPARK SUID	TRANSPORT AND PUBLIC SERVICES	1 687
9	RHODESFIELD TECHNICAL HIGH SCHOOL	EDUCATION	1 690
10	RHODESFIELD	TRANSPORT AND PUBLIC SERVICES	1 711
11	ARWYP	HEALTH	1 749
12	SIR PIERRE VAN RYNEVELD HIGH SCHOOL	EDUCATION	1 946

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Deeds Office Property

SPARTAN, 81, 0, PRETORIA

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**** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.**

SEARCH CRITERIA

Search Date	2026/06/24 13:40	Erf Number	81
Reference	-	Portion Number	0
Report Print Date	2026/06/24 13:40	Deeds Office	Pretoria
Township	SPARTAN	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T30197/1968
Township	SPARTAN	Local Authority	EKURHULENI METROPOLITAN MUNICIPALITY
Erf Number	81	Province	GAUTENG
Portion Number	0	Extent	4793.0000SQM
Registration Division	IR	LPI Code	T0IR06210000008100000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.113336 / 28.21774
Suburb / Town**	SPARTAN		

OWNER INFORMATION (1)

OMAROCAP PTY LTD		Owner 1 of 1	
Company Type**	COMPANY	Document	T33759/2020
Registration Number	201706114907	Microfilm / Scanned Date	-
Name	OMAROCAP PTY LTD	Purchase Price (R)	9 500 000
Multiple Owners**	NO	Purchase Date	2020/03/26
Multiple Properties**	NO	Registration Date	2020/08/04
Share (%)	-		

ENDORSEMENTS (1)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-20513/1991C	-	-	-

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HISTORIC DOCUMENTS (7)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B33058/1991	COMBINED MORTGAGE NOMINEES	900 000	-
2	B81510/1995	COMBINED MORTGAGE NOMINEES	825 000	-
3	B84116/2005	-	-	-
4	B11661/2014	-	-	-
5	T87/1974	MASTER TYRE CAPE PTY LTD	Unknown	-
6	T69910/1990	HEPA PROP HOLDINGS PTY LTD	495 000	-
7	T76087/2005	LITTLE SWIFT INV 216 PTY LTD	2 950 000	-

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Name		OMAROCAP (PTY) LTD		Account Number		1710060338							
Ward Number		17		Payments Included Until		2026/06/26		Vat Reg. No.		4750290266			
Street Address				Electricity / Water Deposit						Statement Date			
				Cash			Guarantee						
36 FORGE ROAD				197148.55			0.00			2026/06/27			
Township				Sectional Title						Property Valuation			
				Sectional Title Name					Unit No.	Total Value			
SPARTAN										10 280 000			
ERF Number		R21 000 00000081		Portion		00000 0000 0000				Area m2		4793	
Date		Icon		Details				Charge (excl. VAT)		VAT		Charge (incl. VAT)	
05/28				BALANCE BROUGHT FORWARD				77103.68				77103.68	
06/08				PAYMENT - THANK YOU				-70000.00				-70000.00	
				SUB TOTAL				7103.68				7103.68	
PROPERTY RATES													
06/26				PROPERTY RATES INDUSTRIAL				24680.53				24680.53	
ELECTRICITY													
06/26				FIXED CHARGE				3389.73		508.46		3898.19	
06/26				M-NO:S017047533 TAR: ELC-BUS/IND 230/400									
				Curr = 624554.941 Prev = 619601.021 Cons = 4953.9									
				Reading dates: Curr 26/06/01 Prev 26/05/01									
				4953.920 kWh				11216.17		1682.43		12898.60	
06/26				M-NO:D017047533 TAR: ELC-BUS/IND 230/400									
				Demand = 39.901									
				Reading dates: Curr 26/06/01 Prev 26/05/01									
				39.901 kVa				9663.62		1449.54		11113.16	
06/26				NETWORK ACCESS CHARGE				5235.12		785.27		6020.39	
REFUSE REMOVAL													
06/26				REFUSE: BUSINESS 240L X1 PER WEEK x 1 units				584.46		87.67		672.13	
06/26				REFUSE: LITTERPICKING x 4793 units				798.99		119.85		918.84	
WATER SERVICE													

30 Days	60 Days	90 Days	90+ Days	Total Charge (excl. VAT)	Total VAT	Total Charge (incl. VAT)
7103.68	0.00	0.00	0.00	68317.96	5480.07	73798.03
Amount In Advance		0.00	Due Date	2026/07/22	Amount Payable	73799.00

MESSAGE



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City of Ekurhuleni

a partnership that works

KEMPTON PARK CUSTOMER CARE CENTRE

PO BOX 2300
KEMPTON PARK
1620

Phone: 0860 543 000
Email: callcentre@ekurhuleni.gov.za
Twitter: @EMM_Call_Centre

REMITTANCE ADVICE

VAT Reg No. 4280193493



1710060338



1710060338



Scan to Pay accepted here

Masterpass

Name

OMAROCAP (PTY) LTD

Account Number

1710060338

Due Date

2026/07/22

Amount Payable

73799.00

Name		OMAROCAP (PTY) LTD		Account Number	1710060338						
Ward Number	17	Payments Included Until		2026/06/26		Vat Reg. No.	4750290266				
Street Address				Electricity / Water Deposit			Statement Date				
				Cash	Guarantee						
36 FORGE ROAD				197148.55		0.00		2026/06/27			
Township				Sectional Title			Property Valuation				
				Sectional Title Name		Unit No.	Total Value				
SPARTAN									10 280 000		
ERF Number	R21 000 00000081		Portion	00000 0000 0000			Area m2		4793		
Date	Icon	Details				Charge (excl. VAT)		VAT		Charge (incl. VAT)	
06/26		M-NO:110120387 TAR:WATER-BUSINESS									
		Curr = 3255 Prev = 3255 Cons = 0									
		Reading dates: Curr 26/06/01 Prev 26/05/04									
		WATER-BUSINE 0.000 kl									
06/26		M-NO:110120786 TAR:WATER-BUSINESS				4076.13		611.42		4687.55	
		Curr = 16407 Prev = 16324 Cons = 83									
		Reading dates: Curr 26/06/01 Prev 26/05/04									
		WATER 83 kl									
SEWERAGE											
06/26		SEWER-BUSINESS 83 kl				0.00				0.00	
06/26		SEWER-BUSINESS 83 kl				1569.53		235.43		1804.96	
		TOTAL CURRENT LEVY 66694.35									

30 Days	60 Days	90 Days	90+ Days	Total Charge (excl. VAT)	Total VAT	Total Charge (incl. VAT)
7103.68	0.00	0.00	0.00	68317.96	5480.07	73798.03
Amount In Advance		0.00	Due Date	2026/07/22	Amount Payable	73799.00

MESSAGE



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City of Ekurhuleni
a partnership that works

KEMPTON PARK CUSTOMER CARE CENTRE



PO BOX 2300
KEMPTON PARK
1620



Phone: 0860 543 000
Email: callcentre@ekurhuleni.gov.za
Twitter: @EMM_Call_Centre

REMITTANCE ADVICE
VAT Reg No. 4280193493



402



1710060338



1710060338



171013 1710 0603 38



115441710060338





Scan to Pay accepted here

Masterpass

Name
OMAROCAP (PTY) LTD

Account Number
1710060338

Due Date

2026/07/22

Amount Payable

73799.00



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City of Ekurhuleni
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KEMPTON PARK CUSTOMER CARE CENTRE

PO BOX 2300
KEMPTON PARK
1620



Phone: 0860 543 000
Email: callcentre@ekurhuleni.gov.za
Twitter: @EMM_Call_Centre

COPY TAX INVOICE

VAT Reg No. 4280193493

Invoice number: 17100603382026/07/28

Page 1 of 1

Name	OMAROCAP (PTY) LTD			Account Number	1710060338			
Ward Number	17		Payments Included Until	2026/07/28		Vat Reg. No.	4750290266	
Street Address				Electricity / Water Deposit			Statement Date	
				Cash	Guarantee			
36 FORGE ROAD				197148.55		0.00		2026/06/27
Township				Sectional Title			Property Valuation	
				Sectional Title Name		Unit No.	Total Value	
SPARTAN							10 280 000	
ERF Number	R21 000 00000081		Portion	00000 0000 0000			Area m2	4793
Date	Icon	Details				Charge (excl. VAT)	VAT	Charge (incl. VAT)
06/26		BALANCE BROUGHT FORWARD				73798.03		73798.03
07/21		PAYMENT - THANK YOU				-77104.00		-77104.00
		SUB TOTAL				-3305.97		-3305.97

30 Days	60 Days	90 Days	90+ Days	Total Charge (excl. VAT)	Total VAT	Total Charge (incl. VAT)
				-3305.97	0.00	-3305.97
Amount In Advance			Due Date	2026/07/22	Amount Payable	-3305.97

MESSAGE



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City of Ekurhuleni
a partnership that works

KEMPTON PARK CUSTOMER CARE CENTRE

PO BOX 2300
KEMPTON PARK
1620



Phone: 0860 543 000
Email: callcentre@ekurhuleni.gov.za
Twitter: @EMM_Call_Centre

REMITTANCE ADVICE

VAT Reg No. 4280193493

 1710060338 115441710060338	 171013 1710 0603 38 	 Scan to Pay accepted here (Unique Code) KEM & Vendors USSD Code *320*3000*1710060338#	Name OMAROCAP (PTY) LTD Account Number 1710060338 Due Date 2026/07/22 Amount Payable -3305.97
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Debbie Scholes
011 789 4375



Erf 81 Spartan, 36 Forge Road, Kempton Park



auctions@parkvillage.co.za

General Plan of Spartan Township, as included in the valuation report of 28 July 2026. Erf 81 is on the corner of Forge Road and Newton Street.



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

SUMMARY OF AUCTION TERMS & CONDITIONS

1. **A 7.5% Buyers Commission payable on submission of offer.**
2. **10% Deposit is payable on submission of offer**
3. **21 Business days confirmation period** applicable on immovable property.
4. The highest bidder will be held liable for his bid the entire **CONFIRMATION PERIOD**.
5. Balance of the purchase price is payable **30 CALENDAR DAYS** after acceptance.
6. Date of occupation, is the **date of registration of transfer** of the property into the purchaser's name.
7. The Seller cannot give any warranty or guarantee that the Purchaser will obtain vacant occupation of the property on that date, and the Purchaser shall have no claim of whatsoever nature against the Seller should vacant occupation not be obtained on the said date or at all.
8. The **SELLER shall not be liable to provide any certificates of Compliance** in regard to any of the electrical, gas and plumbing installation if applicable.
9. The transferring attorneys will be appointed by the Seller.
10. The **SELLER shall be liable for the outstanding rates & taxes** as well as any other municipal/water/Eskom fees.
11. Payment will only be regarded as affected once the Auctioneers have received actual payment in our account.
13. The risk in any goods sold, including the risk of deterioration, destruction and damage to or of the goods, shall pass to the purchaser immediately upon registration.
14. Please insure upon registration that you register in the correct entity. Revisions to the Agreement of sale is not permitted.
15. Every purchaser shall be deemed to act as principal unless duly registered as a representative bidder in terms of Regulation 26 (3) of the CPA. In the event of a purchaser acting as a representative fails to legally bind its alleged principal or fail to prove such authority, he or she will be personally liable for all the obligations herein as principal debtor.
16. **Subject to confirmation by the Seller.**
17. The Seller reserves the right to withdraw the property from offers at any time.





CONTACT INFORMATION

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